

MINUTES

IMPERIAL BEACH CITY COUNCIL REDEVELOPMENT AGENCY PLANNING COMMISSION PUBLIC FINANCING AUTHORITY

OCTOBER 26, 2009

**Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

SPECIAL MEETING – 6:00 P.M.

SPECIAL MEETING CALL TO ORDER

MAYOR JANNEY called the Special Meeting to order at 6:00 p.m.

ROLL CALL

Councilmembers present:	McCoy, King, Rose
Councilmembers absent:	None
Mayor present:	Janney
Mayor Pro Tem present:	Bragg

Staff present:	City Manager Brown; City Attorney Lough; City Clerk Hald
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PUBLIC COMMENT

None.

REPORTS

1. COMMERCIAL ZONING REVIEW (0640-10)

MAYOR JANNEY introduced the item; he requested particular standards removed from consideration at this time then proceed with a discussion of the commercial zoning review.

MOTION BY MCCOY, SECOND BY KING, TO REMOVE THE FOLLOWING PROPOSED STANDARDS FROM CONSIDERATION:

- 1. A 60-FOOT-HEIGHT OVERLAY ZONE ALONG PALM AVENUE, EAST OF RAINBOW DRIVE, WEST OF EMORY STREET, SOUTH OF CALLA AVENUE, AND NORTH OF DONAX AVENUE**
- 2. MINIMUM RESIDENTIAL DENSITY STANDARDS**
- 3. A 40-FOOT HEIGHT LIMIT ALONG THE EAST SIDE OF SEACOAST DRIVE, FROM IMPERIAL BEACH BLVD. TO PALM AVE., AND ALONG PALM AVE. EAST TO 3RD STREET**
- 4. THE MIXED-USE OVERLAY IN THE C/MU-2 ZONE, RETAINING THE CURRENT MU-2 OVERLAY**

MOTION CARRIED UNANIMOUSLY.

COMMUNITY DEVELOPMENT DIRECTOR WADE gave a PowerPoint presentation on the item.

PAUL MORROW, of Keyser Marston, gave a PowerPoint presentation on the economic and development feasibility analysis; his recommendations for increasing quantity and quality of retail were:

- Require sufficient ground floor heights
- Make lot consolidation more attractive
- Develop new housing consistent with projections to increase retail demand
- Help protect financial feasibility by allowing strong residential components
- Focus retail planning in areas with best potential

JERRY BICE spoke in support of flexibility in allowing developers to propose quality projects.

DEBRA CAREY spoke about the need to focus on what the character of IB should be in the future; and she noted that since there is a high season and an off season in IB, we can't rely on visitor-serving businesses on Seacoast Drive.

MICHAEL CAREY commented on the productive discussion; and he questioned future community involvement (additional speaking time donated by Win Heiskala).

ROGER BENHAM commented positively on staff's presentation; he expressed concern that commercial development east of 9th Street is being forgotten; he suggested consideration of private mansions, and spoke in support of major urban redevelopment between 9th Street and 13th Street.

MOTION BY JANNEY, SECOND BY KING, TO ALLOW A HEIGHT OF UP TO 35 FEET ON THE EAST SIDE OF SEACOAST DRIVE AND ALONG OLD PALM AVENUE.

City Council discussion ensued regarding the increase in the height limit to 35 feet to accommodate retail space on the ground floor plus two floors above the retail/commercial space.

VOTES WERE NOW CAST ON ORIGINAL MOTION BY JANNEY, SECOND BY KING, TO ALLOW A HEIGHT OF UP TO 35 FEET ON THE EAST SIDE OF SEACOAST DRIVE AND ALONG OLD PALM AVENUE. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: KING, BRAGG, JANNEY
NOES: COUNCILMEMBERS: MCCOY, ROSE
ABSENT: COUNCILMEMBERS: NONE

City Council expressed a desire to bring back the following for discussion:

- Floor Area Ratios
- Setbacks and step-backs
- Maximum density standards
- Parking requirements
- Performance-based incentives

ADJOURNMENT

MAYOR JANNEY adjourned the meeting at 8:39 p.m.

James C. Janney, Mayor

Jacqueline M. Hald, CMC
City Clerk